

Mayor Peter C. Fosselman

Council Member Mackie Barch
Council Member Mary Donatelli



Council Member Sean P. McMullen
Council Member Lydia Sullivan

January 28, 2011

Hon. Valerie Ervin, President
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

Re: CR Zone Amendments and Kensington Sector Plan Schedule

Dear Ms. Ervin,

Thank you for your telephone call last week when you, your Chief of Staff and I discussed the CR Zone Amendments currently before the Planning Board. To summarize our conversation, it appears a delay is valid for the Kensington, Takoma Park and Wheaton Sector Plans until the amendments are complete. While disappointed in another postponement - as the Town has not sought these delays and wishes to move forward - I understand and agree with your decision. It is necessary in order to properly achieve our goals for the revitalization of our town.

It is my understanding that after the Planning Board has approved the CR Zone Amendments, they will be taken up by Council Member Floreen and her PHED Committee sometime in late winter/early spring 2011; then onto the full Council for approval. Due to upcoming budget deliberations in the spring, the three Sector Plans (Kensington, Takoma Park and Wheaton) may not be revisited until the summer; at which time the Council will have to make a decision as to which Plan will proceed first. In addition, with all three Plans being affected by the CR Zone, some (at least Kensington) may be reevaluated by the Planning Board to determine the impact of the new zoning.

The fiftieth (50) open public meeting pertaining to the Kensington Sector Plan was held last week. It has been approved unanimously (and recently reconfirmed approval) by the Coalition of Kensington Communities, the Kensington Revitalization Committee, the Town Council and the Planning Board. It is important to note that since our Town approval, we have a new Council Member who does not support the Sector Plan in its current form; however, the remaining four members of the Town Council continue to back the Sector Plan as they have been involved in the process and are assured of the

support by our the majority of constituents (a separate letter of support will be sent to you from our Council and me following the zoning amendments).

On January 10th, our Town Council approved a resolution endorsing the exploration of the new CRN and CRT zoning categories as they appear to cater to Kensington's requests. Marc and Metro parking ratios are more in line with realistic commuter usage so more parking will be required. The amendments reinforce the concept of a municipal parking district as well as Building Lot Termination fees are optional. The language pertaining to the Design Guidelines has been changed to a "must" for the site plan process (this is the biggest achievement thus far as the Guidelines will be an important tool along with Article 28 of the State Law for supermajority vote and the County's school capacity regulations such as building moratoriums).

I have enjoyed working with you, the other County Council Members and your staff throughout the Kensington Sector Plan process. It's been a three year endeavor as we have together crafted a blueprint for our community that meets their desires of new services, pedestrian safety, transportation solutions, new green space, and other public amenities while protecting the Town's charm.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Fosselman', with a long horizontal line extending to the right.

Peter Fosselman

Cc: Town Council Members
Hon. Nancy Floreen, PHED Chair
François Carrier, Planning Board Chair
Rollin Stanley, Planning Director
Fred Boyd, Community Based Planning
Sanford Daily, Town Manager
Suellen Ferguson, Town Attorney
Revitalization Committee Members
Coalition of Kensington Communities Board